

Golden Urban Renewal Authority

City of Golden, Colorado

Business Meeting

July 28, 2008

The Golden Urban Renewal Authority of the City of Golden, County of Jefferson, State of Colorado, met on the above date in the American Mountaineering Center, Conference Room D at 710 Tenth Street, Golden, Colorado, at the hour of 7:00 p.m. Commissioners present were:

Lyndall McLetchie	Steve Taylor	A. J. Johnston	Philip Baker	Paul Imse
Annette Lyttle				

Councilor Oxman, Mark Heller and Janis McBurney were also present. Ted Bickart was absent.

Approval of Minutes

Johnston called for a motion to approve the business meeting minutes of July 14, 2008. **Imse MOVED to approve the business meeting minutes. Baker SECONDED. All Commissioners present agreed.**

Public Comment – none

Reports of Committees/Matters for the Authority

Finance Committee – Heller advised that the 2nd quarter financial statements will be available at the next meeting.

Human Resources Committee – none

Communications Committee – It was noted that the newsletter was mailed on July 24th.

Development and Operations – Coors Corridor Presentation and Stakeholder Meeting – Paul Kuhn with Winston and Associates gave a briefing on four design concepts for the Coors Corridor to downtown merchants, property owners and the public to seek their input before forwarding to City Council. The need for better signage, including the Coors parking lot, was discussed. Sharon Wheatley remarked that one problem in particular is that visitors do not know that a historic downtown even exists. She shared photos of signage taken from other historic areas around the country. She stated that the majority of visitors do not go through downtown when coming to visit Coors, (The Golden Greeters ask visitors which route they took), and feels that signage would have an immediate impact. Heller asked the public if they have seen any change in parking now that the Gateway Station Garage is open. It was noted that there is plenty of parking and it is not currently an issue. Tedd Johnson, Blue Canyon Bar & Grill, commented that wider sidewalks attract more people. Heller asked if it was a negative lessening the width of 13th Street, or a positive. Dave Shuey, Foss Liquor Store, expressed concern about narrowing the street due to the Coors tour busses and delivery trucks. Oxman noted that anything the city engineers decide on narrowing streets has to first be run by the Golden Fire Department, and often times the fire trucks are bigger and bulkier than delivery trucks, as well as the Coors tour busses. Heller commented that 13th Street between Ford St. and Washington Ave. is currently wider than required by code. Public concerns with safety issues included that the intersection of Jackson St. and 13th St. is too wide and hard to get across, and that the alley behind the Blue Canyon Bar and Grill collects water and freezes up in the winter. Changes to correct both of these adverse conditions were endorsed. Oxman commented that although it is not within the GURA budget for the entire streetscape, that perhaps incremental work on the crosswalks, signage, flower pots and the like could fit within the budget and we could fill in the dots in later years.

Discussion/action regarding modification of Lots 2 and 4 RFP height limit and residential components – Heller led a discussion as to whether the criteria currently published in the RFP should be modified. It was decided that no modifications will be made at this time.

Business attraction update - A discussion of the brainstorming ideas compiled by the subcommittee was held. It was noted that all ideas were included, the best and the worst. The subcommittee will hold another meeting in the coming month, and report back to the Board.

Gateway Station update – Discussion/action regarding Lot 2 surface treatment – Heller presented three options for the Lot 2 surface treatment including recycled asphalt, new asphalt or gravel. A discussion was held and it was decided to wait until the RFPs are in, after consideration of which a decision will be made.

Discussion/action regarding lien – Heller apprised the Board of a sub-contractor carpentry lien filed by Holland Construction in which GURA is named. Heller will send a certified letter to both Neenan and NexCore advising that they have named the wrong entity. Additional updates regarding the garage, irrigation, grading, tree grates and electricity were discussed.

Other Business – Briefing by Golden PD on downtown noise and disorderly conduct enforcement strategies – Officer Glenn Moore and Operations Captain Daryl Hollingsworth from the Golden Police Department appeared and briefed the Board on enforcement strategies regarding downtown noise and disorderly conduct. Officer Moore spoke on three methods for addressing problems within the community including education, engineering, and enforcement. An education mechanism that Officer Moore created called Silence is Golden was discussed. He distributed Silence is Golden coasters and a Ride & Drive Community-Friendly Partnership pamphlet for the Board's review. T.A.M.E. I.T. (Ticket Avoidance Motor-vehicle Exhaust Informational Training) was explained to the Board. It was noted that this is not a police department program – it is a community based program. Ideas were exchanged with regard to noise control. Taylor advised of complaints received about some patrons of outdoor cafes behaving in a disorderly fashion. In response, Officer Moore apprised the Board of POP, (Problem Oriented Policing) and a discussion was held. Captain Hollingsworth provided the numbers of complaints received by the Police Dept. Priorities and public safety issues were discussed. Officer Moore further advised of an initiative brought forward by Sharon Wheatley called The Downtown Golden Resident's Association in which the residents have a collective voice.

Discussion/action regarding Jackson Court parking needs – Heller gave background information for the benefit of the Board members who had not yet joined the Board when the redevelopment agreement with Jackson Court was done. He advised that the city has revised parking requirements that Jackson Court must now satisfy, raising it by seven spaces. He presented different scenarios for parking demands potentially created from redevelopment of Lots 2 and 4. Heller advised that City Council has proposed to modify the cash in lieu ordinance, including that Council is considering a two year waiver to any change in use that results in increased parking. A discussion was held.

Update on meeting with chairs of other city boards and commissions – Heller advised of a recent meeting held at the request of Mayor Smith wherein the chairs of all the boards, commissions and task forces met to exchange information and generate new ideas. GURA will be inviting the chairs of the Walkability and Bikeability Task Forces to our next meeting.

Commissioners Concerns – Lyttle expressed concern on behalf of the lodging community and business community with regard to the proposed 7.9% lodging tax.

Taylor mentioned that fall is approaching and that perhaps in August we might distribute blank work plans to collect thoughts and ideas.

Baker advised that John McCallister will be coming to our next meeting to discuss photovoltaic installation concepts.

With regard to Sharon Wheatley's suggestion about signage on the 13th Street Corridor, Johnston stated that this is something that would fit within the GURA budget and he would like to see this topic on the agenda for the next meeting to discuss the options.

Staff Report – Heller advised that he met with architect Peter Ewers to get the façade program launched. With regard to Bowling Alley Point, Heller has been in talks about organizing a meeting. He advised that GURA may be asked to host the new city Sustainability Coordinator in the GURA Office, and a brief discussion was held. Scheduling matters in August and September were discussed. Heller reminded the Board that the budget includes funds for their attendance at conferences, and apprised them of an upcoming CCRA Conference. Heller summarized a memorandum from Jacob Smith to City Council entitled Golden Vision 2030/Comp Plan Update and Looking Forward. With regard to downtown recycling, Heller advised that we have ordered a test lid to see if it will work.

Public Comment –Sharon Wheatley asked that when GURA is planning and making wonderful downtown enhancements to please also consider 14th Street to 19th Street in planning. A discussion was held.

Dave Shuey commented that business was soft in July compared to June, and expressed concern with the proposed lodging tax stating that the amount of customers coming from the restaurants and hotels have strengthened their business and that the proposed lodging tax could impact them as well. He advised that Foss Liquors has started a recycling program wherein customers bring back empty bottles and they will recycle the bottles for them and they will receive a 5% discount on wine purchases, as well. This is in conjunction with the Ace High recycling program, who has offered to let Foss Liquors use their recycling bin. He further advised that the Blue Canyon Bar and Grill has also joined this bottle recycling program.

Tedd Johnson advised that business for the Blue Canyon Bar and Grill has also been down. He expressed concern with the economy and suggested that possibly we do not need redevelopment right away as we currently have many empty sites.

Adjourn

There being no further business, Johnston called for a motion to adjourn the meeting. **Imse MOVED to adjourn the meeting. Lyttle SECONDED. All Commissioners present agreed.** Johnston adjourned the meeting at 9:42 p.m.

Mark Heller
Executive Director

A.J. Johnston
Chair